

02/04/04 - Superfund
***Redevelopment of the Murray Smelter Superfund Site
Murray City, Utah***

Thanks innovative partnerships and community leadership efforts, a 142-acre plot of land in Murray City, Utah, now bustles as a transportation and commercial center. Once the site of the country's largest lead smelter, the former Murray Smelter Superfund site is now home to a light rail station and a Costco warehouse club. Intermountain Health Care's (IHC) flagship hospital will also soon be located on the site. Idle for nearly 50 years, the site will help address the City's need for regional health care facilities, public transit access, and diversified economic development.



In 1994, EPA sampling found site soils, surface water, ground water, and sediments contaminated with lead, arsenic, and other heavy metals. Following further site investigation and removal actions by the potentially responsible party, Asarco, the City entered into discussions with EPA, Asarco, the Utah Department of Environmental Quality, and local developers to create plans for the site's remediation and redevelopment. In 1998, the site's most contaminated soils were excavated and disposed off-site, while less contaminated soil was encapsulated beneath the site's new roadway and parking lot with a monitoring system.



Today, Murray City residents enjoy access to downtown Salt Lake City via the site's TRAX light rail station. Costco is doing brisk business as well, signing up over 150 new members each week as of August 2003. With IHC's facility expected to open by 2006, the area will be a hub of activity. With the redevelopment, the site has once again become a vital part of the community, providing economic and social benefits that will continue into the distant future.

Positive Economic and Fiscal Impacts

- Approximately 237 on-site jobs at Costco
- Approximately \$3,800,000 in income from on-site jobs in 2003
- Over \$31,000,000 in increased property values on the site between 1997 and 2002
- Almost \$2,000,000 in increased property values within a half mile of the site from 1997 to 2002
- Approximately \$700,000 in increased property tax revenue for Salt Lake County in 2002

Environmental and Social Benefits

- Improved access to public transportation
- Protected human health and the environment by addressing contaminated soil and groundwater